

Battle Ground Town Council

Meeting Minutes, November 13, 2017

Attending: Steve Egly, Council President; Councilor Greg Jones, Councilor James Miller, Councilor Zach Raderstorf, Clerk Treasurer Georgia Jones, Town Attorney Elliot McKinnis, Street Supervisor Ron Holladay, Town Marshal Jerry Burk. Not present: Mike Bird
Guests: Bill Miller, Kay Miller, Ryan Smith, Dan Teder

Steve Egly opened the meeting at 7:00 p.m. Additions to the agenda, Guest Dan Teder; Old Business, compost area; New Business, Storm Water Utility policies

Guest Comment

Bill Miller reported the Board of Zoning Appeals did not approve a rezoning request by Rodgers Group and does not allow development of a stone quarry near Americus. Kay Miller read a letter of appreciation for the Council's support, signed by the Americus Area Community Coalition Board.

There was no guest to speak on the topics of police patrol or non-residential trash pickup.

Dan Teder provided an update from MGM Rave LLC. The revised deadline for site plans was October 22. MGM Rave has made some progress toward securing the site and addressing electrical needs. Funds are set aside for construction drawings and the owner has made application for a full service hotel franchise (information attached in a printed email). Mr. Teder emphasized that hotel development often takes longer than anticipated, and with the size of investment is unlikely to be abandoned. When the franchise is approved, building plans will likely be provided and visible construction will increase pace. Steve Egly requested periodic information that can be shared with the public, such as a press release when the franchise is approved. Jerry Burk wants the brush and overgrowth to be cleared for security purposes and to be compliant with town ordinance. Currently the deputies can't see trespassers due to the vegetation. Dan Teder agreed to take that information back to the owner. General agreement that as long as the council receives regular updates and assurance of progress, the timeline can be modified without giving up potential enforcement of demolition.

Department Reports

Town Marshal

Jerry Burk reported two patrols on duty Halloween night, and lots of good public relations that evening. The flagpole that was intended for the downtown area of Battle Ground is too tall for the location available. Jerry recommends giving the pole to the volunteer fire department to use at the new station near Battle Ground Middle School.

Motion by Steve Egly to offer the flagpole obtained from West Lafayette city hall to the North Tippecanoe Fire Territory for Station 2 in Tippecanoe Township. Second of Zach Raderstorf, motion carried. 4 Aye, 0 Nay

Street Department

Leaf pickup is underway. The F350 and snow plow are ready to go, the other truck is needed for street work before installing the plow for the season. A salt conveyor chain needs replaced, Ron would like to use the old salt barn to store the units to reduce weather damage.

Ron Holladay and Steve Egly have identified a location for a new salt barn at the sewage plant.

Sewage

The new trash pump should arrive in four weeks. BL Anderson was called to repair a blower at the plant. A blow-off valve will be replaced, \$610.00.

Town Attorney

Shawnee Ridge homeowners association has not approved their deed legal description so the transfer is not complete.

Clerk-Treasurer

Motion by James Miller to approve the minutes of October 9, October 30 special meeting and October 30 Executive Meeting. Second of Greg Jones, motion carried. 4 Aye, 0 Nay.

Motion by Zach Raderstorf to approve Register of Claims October 19 to November 13, 2017. Second of James Miller, motion carried. 4 Aye, 0 Nay.

Appropriations report shows significant expenditures from Sewage budget for Storm Water Utility development. There is a fiscal plan which identifies repayment of expenses from the new utility over a 10 year period. This will be discussed with Ron Holladay as the 2018 Sewage budget is prepared.

General Fund appropriations are sufficient for remaining known expenses. The contracts to finish North Street and Community Crossings projects might need to be encumbered or paid from 2018 funds. Greg Jones will ask for an invoice from Pavement Solutions to submit with the pending INDOT grant reimbursement request.

Georgia Jones requested approval to move part of the Sewage operating reserve to a TrustIndiana investment account. Using a state entity avoids the process of advertising for quotes and there is no minimum balance or penalty for moving funds. The council requests a list of funds involved and amounts to invest. The sewage bond reserve is fully funded and this monthly payment ends. The excess in the reserve account will be transferred to the bond account.

In preparation for the 2018 salary ordinance, the effective dates for 2018 weekly payroll are 12/31/2017 to 12/29/2018. There was consideration for moving to a biweekly payroll. If this is included in the 2018 salary ordinance, the effective dates would be 12/31/2017 to 12/22/2018, to avoid having two pay rates in one pay period. The new ordinance must be passed before December 31, 2017.

Area Plan – no report

Committees

Personnel – no report

Communication – The web host contract with Nine23 Design renews in November. Zach Raderstorf evaluated five other web host companies that specialize in municipal web sites. He presented two with reasonable annual fees that offer ease of use and ADA compliant features such as multiple languages.

Motion by James Miller to contract with TownWeb for Town of Battle Ground web host service provider. Anticipated expense is \$89.00 per month and one-time setup fee \$900. Second of Greg Jones, motion carried. 4 Aye, 0 Nay.

Streets and Roads – Pavement Solutions completed crack seal in Shawnee Ridge and Hawks Nest but there was not enough product for all the streets identified in historic Battle Ground. Steve Egly will discuss with INDOT how to handle this situation, where the contract did not cover the areas submitted in the grant.

Motion by Greg Jones to approve additional \$7500 from the MVH budget to finish the crack seal project as planned. Second of James Miller, motion carried. 4 Aye, 0 Nay.

Sidewalks and Paths – James Miller would like to initiate a discussion with multiple groups that could encourage the state park to allow a footpath or bike path from Battle Ground that is a more direct route than 9th Street Road to Swisher Road. General agreement among the council this would be desired by many residents.

Old Business

Steve Egly will send the ordinance for sewage repairs to Withered Burns for comment.

Mike Bird corresponded with Dr. Hatvani about the request for River Bluffs residents to use the Battle Ground compost area. The council recommends no change to current policy at this time.

New Business

Policies for the Storm Water Utility were discussed. Some exceptions are suggested for certain business entities and agricultural land that has been in active production for a period of years prior to the utility.

- 1) Cost reduction for Tippecanoe School Corporation as an education provider with scheduled instruction in storm water management requirements and practices.
- 2) Agricultural land that has been and continues to be in active production
- 3) Orphan parcels that appear to be used by someone other than the owner listed in county records.
- 4) Homesite parcel and adjacent land under one ownership will be treated as one ERU
- 5) New accounts for non-resident property owners who do not have a utility account
- 6) Late payment and partial credit policies

There is a request from a commercial property owner to pay for a trash tote at the town's rate instead of having a separate account with a waste service. After consideration, the council declines to make any change to policy, commercial enterprises are not included in the current waste removal contract.

Motion to adjourn 9:45 p.m. by James Miller, with second of Greg Jones.